



Inside Newington Station

Newington Community Association Monthly Newsletter September 2009

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2009 NCA BOARD OF DIRECTORS' MEETINGS

Wednesday, September 2

Wednesday, October 7

Wednesday, November 4

All residents encouraged to attend!!!

Fairfax County Public School open
Tuesday, September 8, please drive with
caution and watch for bus riders and
walkers!



NEWINGTON COMMUNITY ASSOCIATION BOARD AND ANNUAL MEETING MINUTES

August 13, 2009—Pohick Church

Attendance — Vice-President John Peirce, Treasurer Chip Catherine, Secretary Rita Steele, Director Liz Fernandez and Director Nestor Fernandez were present. President Dave Rundgren and Director John Nolan were not present.

Call to Order — Vice President Peirce called the NCA Board of Directors' Meeting to order at 7:30 p.m. Vice President Peirce welcomed all residents and had all members of the Board introduce themselves to the audience.

Community Forum — A resident asked about the NCA parking policy since a neighbor had their car towed for an expired registration. The policy was explained to the resident regarding what situations the tow company will automatically tow without the management company getting involved.

A resident asked if there were any planned budget meetings since he was interested in participating. There would be no specific date until after the annual meeting.

There was extensive discussion on the concern with reducing the allowable height of a shed in the changes to the Architectural Standards. The reason for reducing the height was due to tall sheds obstructing the neighbor's views. Discussion included the issue of grandfathering, the importance of having sheds in the townhome yards, getting neighbor's approval. The Board agreed that they need to reconsider the verbiage of this proposed revision.

Call to Order — John Peirce called the Annual Meeting to order at 8:00 p.m.

The Community Manager confirmed that there was quorum for a meeting.

Continued on Page 3....

QUARTERLY ASSESSMENTS DUE OCTOBER 1, 2009

Summit Management Services, P. O. Box 105007, Atlanta, GA 30348

NEWINGTON STATION DIRECTORY

<http://www.newingtoncommunity.org>

NCA COMMUNITY OFFICE

703-455-3606

Fax: 703-455-0013

Hours:

Mon / Wed / Fri ~ 9:30 a.m. to 2:30 pm

Tuesday / Thursday ~ 9 a.m. to 1 p.m.

Community Manager: Lori Randall

Email: manager@newingtoncommunity.org

BOARD OF DIRECTORS

President - David Rundgren (Aug '12) 571-238-7916
V. President - John Peirce (Aug '12)
Treasurer - Chip Catherine (Aug '12) 703-343-5487
Secretary - Rita Steele (Aug '12)
Member - Liz Fernandez (Aug '12)
Member - Nestor Fernandez (Aug '12)
Member - John Nolan (Aug '12) 703-569-0531
Member - Vacant (Aug '10)
Member - Vacant (Aug '11)

ARCHITECTURAL CONTROL COMMITTEE

Board Liaison - Rita Steele

BUDGET COMMITTEE

Chair—Liz Fernandez

Liaison—Chip Catherine

NEIGHBORHOOD WATCH

Liaison—David Rundgren

PLANNING AND DEVELOPMENT

Chair—Lou Tobat

RECREATION COMMITTEE

Chair - TBN

Liaison—TBN

MAINTENANCE COMMITTEE

David Rundgren (lawns, trees and paths)

John Peirce (streets)

Chip Catherine (pool, ballfield, lights, tot lots)

TOT LOT COMMITTEE

Chair — Stephanie Curb

USEFUL TELEPHONE NUMBERS

Emergency 911
Non-Emergency (Police & Fire) 703-691-2131
American Disposal Services 703-368-0500
Animal Control/Shelter 703-830-1100
Cox Cable 703-378-8422
Domestic Violence Hotline 800-838-8238
Dominion Towing 703-730-1177
Dominion Virginia Power 1-888-667-3000
Fairfax Connector 703-339-7200

www.fairfaxconnector.com

Fairfax County www.fairfaxcounty.gov

Fairfax County Housing Authority

Selena Davis 703-704-6758

Fairfax County Storm Water

Management (not State streets) 703-934-2800

Fairfax Water 703-698-5600

Key Middle School 703-313-3900

Lee High School 703-924-8300

Lorton Fire and Rescue 703-339-5141

Lorton Landfill 703-690-1703

Poison Control 202-625-3333

Pool (emergencies only) 703-455-9873

Saratoga Elementary School 703-440-2600

Streetlights 1-888-667-3000

Summit Management 703-360-0904

Supervisor Gerald Hyland 703-780-7518

Virginia Highway Department
(Snow—State Roads Only) 703-383-8368

Virginia Railway Express 1-800-RIDE VRE

Voter Information 703-222-0776

West Springfield District Police 703-644-7377

Zoning Office (Barking Dog Complaints)

Mon.-Fri., 8am—4:30 pm 703-324-1300

Newsletter Distributors

Kathy Anderson	Monica Ferris	Liz Pelletier
Amanda Baird	Peggy Fields	Lori Randall
Tina Guthrie	Pam Gross	Roche Family
Karen Chauvin	Arthur Kanakis	Mike Smith
Gladys Diaz	William & Mary Loy	Spinelli Family
Robbie Douthwaite	Heather Neimeyer	Regina Watson
Sarah Douthwaite		

Three existing Board members are running for re-election. John Peirce stated he has lived in this community since before two parking spaces were assigned to homes. Liz Fernandez stated she is concerned about the appearance of the community. Chip Catherine stated he was running because there are changes he would like to see through to completion.

There was discussion about two additional open Board vacancies. These positions are not up for election and are filled by the existing Board.

There were no nominations from the floor for the three elected positions.

A resident asked Chip Catherine what changes he was working on that he wanted to see through. He expressed his concern with the governing documents and the typos and confusion over which have precedent. He would like to see them edited and streamlined. He is concerned about how the documents relate to our annual budget.

The Board was asked if there are specific offices up for election. It was explained that the Board members have different areas of responsibility (i.e. common grounds, pool, streets, etc.) which are determined by the Board. The Officer positions (President, Vice President) are also decided each year after the annual elections and by the Board.

John Peirce explained that he got on the Board because of his concern with the neighborhood and the effects of renters on the community. Certain upcoming maintenance issues could benefit from his expertise on streets.

Liz Fernandez explained that she has a major interest in the financial health of the community. She was concerned about a reserve study update, that our paths and walkways need attention, the need to budget our money more wisely, the need to dedicate funds to reserves and concern that the community is affordable to certain elements.

Ballots were filled out and returned.

Nestor Fernandez as Chairman of the Landscaping Committee encouraged the audience to participate in the committee. He would like participants to identify improvements in the community from a resident's perspective. It would probably meet twice a year. Please email the Community Manager if anyone is interested.

Treasurer's Report — Chip Catherine explained that due to various circumstances he has stepped into the Treasurer position although it is not his strength. He appreciates the help he has received from Liz Fernandez and Al Roy. Total assets as of 7/31/09 are \$644,000. Reserves are at \$467,000 with \$140K in

common areas and \$327K in street reserves. A new reserve study was authorized since figures in a previous report were based on skewed data from another engineering company. It is important to fund our reserves or it could result in a special assessment in the future. Curb and gutter, and sidewalks need repair but they could be effected by tree roots too close to the curbs. There is a concern about who will be responsible for the cost to remove problem trees. According to our bylaws, the economy will have an effect on our budget and we may not be able to increase our assessments. Further information is needed from legal counsel.

A resident asked how many units are currently in arrears because if it is significant, increasing assessments could put everyone over the deep end.

Chip Catherine stated there was no draft budget to present since legal counsel needed to be sought first. A resident stated the Board was in violation of the bylaws by not presenting a hard copy of the annual budget. It was stated that the bylaws govern the maximum assessments that can be increased based on CPI. Our streets are over 30 years old. They look in good shape but studies show the asphalt is brittle and should be replaced over the next five years at a cost of approximately \$1.2 million. A budget was prepared but the Board came to the conclusion there was not a point in presenting a budget to the community when legal opinion was needed. At this point it is safe to assume there will be no increase from last year but the budget will be presented to the community in the November newsletter. A resident stated that lawyers will probably not give a definitive answer in writing. NCA currently puts \$80,000 a year into the reserve fund.

Chip Catherine mentioned that our financial management company, Summit, is gathering information from multiple homeowner associations to share among each other of assessments and expenses. NCA is participating in the comparative analysis.

The CM stated the three candidates, Chip Catherine, John Peirce and Liz Fernandez had been re-elected.

John Peirce thanked everyone for attending.

A resident expressed concern that yellow bug lights would be excluded based on the Architectural revisions and that if religious statues were prohibited, then all statues should be prohibited.

The \$50 door prize drawing for all those who submitted proxies was held. The winner was Lou Tobat. The \$100 door prize drawing for all those who attended the meeting was held. The winner was Wilbur Zanin.

The Annual Meeting adjourned at 8:40 pm.

* * * * *

CLASSIFIEDS

For Sale

REDSKIN FANS.....

1988 NFL Championship Wheaties' Boxes Featuring Quarterback Doug Williams

Never opened nor exposed to sunlight. These are collectibles.....\$15.00 ea.

(703) 455-5642..... Leave Message

For Sale

GE Hi-Low Cooking Center (Model JHP56GN) - Single free-standing electric unit with 4-burner stovetop and two ovens, good condition, white with black doors, originally purchased 1993. Asking \$195.

Call 703-644-0978, and leave a message if no answer.

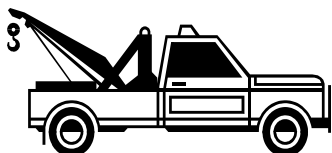
DAY CARE SERVICES

VA State Licensed Day Care Provider in Newington Community. I have plenty of child care experience; I am very familiar with first-aid and CPR. My home is a pet and smoke free. I have excellent references. If you're interested, please call 703-455-1060 or email me Alesase@yahoo.com.

POOL CLOSING SOON!

Pool will close for the summer on Monday, September 7, 2009 at 8:00 pm.

**Towing Enforced
on NCA
Private Streets**



- * Never park on a yellow curb or double park.
- * Commercial vehicles are prohibited including non-passenger cargo vans
- * Vehicles must be in running condition and display current safety inspections and registrations.



***REMEMBER TO SCOOP THE POOP!
IT'S THE LAW!!!***

REMINDERS

- **Yard / Garage Sales and Flea Markets are prohibited on NCA streets and common grounds**
- **Moving out? PODS (temporary on site storage containers) are not allowed on NCA's private streets**

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HEART OF MY
BUSINESS"**



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*Resident of Newington Station for over 25 Years



**NEWINGTON COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING
August 5, 2009
Summary of Minutes of the Meeting**

At 7:00 pm the meeting was called to order by Treasurer Catherine. Board members in attendance included Director Liz Fernandez, Director Nestor Fernandez, and Director John Nolan. President Rundgren, Vice President Peirce, and Secretary Rita Steele were not in attendance.

Three residents were in attendance for hearing violations, one for architectural and two for trash.

During Community Forum, residents expressed their concerns with the changes to the Architectural Standards that were proposed in the August newsletter.

An email vote that occurred since the last meeting was the approval of the Community Manager's annual increase.

Committee and Management reports were presented to the Board.

Votes by the Board included approving the July 2009 minutes; agreeing to get bids on path repairs; getting an updated reserve study at a cost of \$2950; agreeing to having two dead trees removed at a cost of \$1350; agreeing to deny the attorney's recommendation of hiring a private investigator on a delinquent account; and as follow up to a nuisance complaint, request an owner attend a hearing on a rule violation. Additional votes included suspending two hearings to give residents more time to fix violations, waiving a trash and an architectural violation charge, and assessing a trash violation charge.

Old business discussed included replacing of the pool filter system, curb and sidewalk work that can be addressed that is not effected by tree roots, architectural revisions and grandfathering of existing conditions, Board votes taken outside of a regular meeting, retainer fees for general counsel, and the 2010 budget.

Besides items voted on , new business discussed included removal of debris around the pool area.

Meeting adjourned at 10:20 pm.

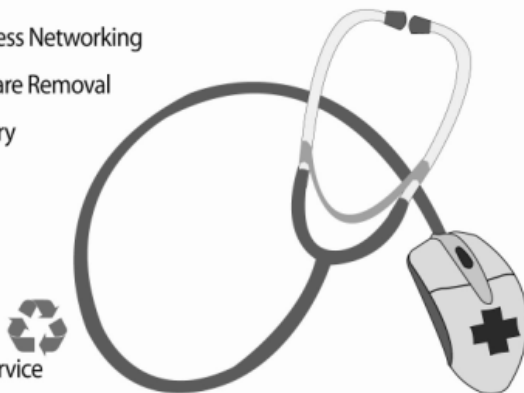
Comprehensive Minutes of the Meeting can be found on the NCA website at www.newingtoncommunity.org.

NEXT MEETING: Wednesday, September 2, 2009 - NCA Pool House - all residents encouraged to attend.

* * * * *

Computer Problems? We Make House Calls!

- Secure Wireless Networking
- Virus / Spyware Removal
- Data Recovery
- Service
- Sales
- Repairs
- Upgrades
- Recycling Service
- Xbox, Wii, & PS3 Internet Connections
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www.CCS.bz

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CREAM &
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Occoquan, VA
703-494-4005

*Buy 1 Scoop, Get 2nd
Free*
With this ad through 9/30/09

Open 7 days a week 11am-10 pm

NCA BALL FIELD

It is that time again when Fall sports begin and the community office is frequently asked about reserving the ball field.

Eligible persons may reserve the ball field 15 days before the season begins. (Spring season begins April 1, Fall season begins September 1). Forms can be obtained from the Newington Station website or through the community office. Reservations are required for groups of 10 or more and must be made one week in advance of the reservation date. Exclusive field reservations are given to organized teams with an average age of 11 or older. If a team is 10 or under, the reserved time slot must be shared with another team. No single group may reserve more than three hours per week. After 30 days from the start of the season groups may reserve additional time, if it is available.

Members may use the ball field without a reservation. However, they must leave the field when a party with a reservation has arrived. When using the field without a reservation, a responsible person must be able to show proof of NCA residence either with a driver's license or NCA issued pool pass. Unreserved use is for nine persons or less.

In summary, only members in good standing and their guests are eligible to use the ball field. The ball field will be scheduled and used only during hours of full daylight. Use of the ball field shall be for athletic activities only. The ball field may not be used when the ground is frozen, soft or muddy. The ball field must always be left clean of any debris and equipment. As with any NCA amenities, these privileges can be revoked if improper use has occurred.

When reservations are made, a copy of the reservation is attached to the ball field fence and can be referred to as needed. As always, if there are any questions, please contact the community office. The complete policy and form can be found on the Newington Station website at www.newingtoncommunity.org.

NCA BOARD MEMBERS

**Please help congratulate our
newly re-elected board members
from NCA Annual meeting**

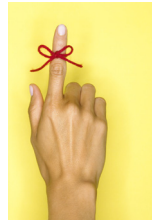
Chip Catherine

John Peirce

Liz Fernandez

***CONGRATULATIONS!!* and a
huge thank you for supporting
our community.**

Don't Forget



PARKING LOT REGISTRATIONS DUE!!!

For those interested in placing their boats, campers, or trailers at the pool parking lot must submit an application. One application will be accepted per property. Forms must be submitted by the first week of September 2009. Refer to NCA website for more details or contact the Community Manager.



Pam Boe, CRS
703-503-1888

pam.boe@longandfoster.com
www.pamboe.com



Pam Boe's Newington Station Update

Available for Sale:

- Two 3-level townhomes with list prices of \$199,000 & \$304,499
- One single family home listed at \$524,900

Under Contract:

- Six 3-level townhomes listed from \$229,000 to \$324,900
- One 2-level townhome listed at \$142,500

For Rent:

- Five townhomes w/rents from \$1,399/month to \$1,800/month

Coming Soon!

Totally renovated 3-level townhome with walk-out basement

What Does it Take to Sell a Home in Today's Market?

Pam knows what it takes to sell your home, having sold real estate since 1983. When you contact Pam, she will meet with you and share her marketing plan that gives your home maximum exposure. This plan includes a comprehensive market analysis and recommendations to help your home show at its highest potential. In addition, you will receive Long and Foster's exclusive video "Preparing for the Buyers Eye" in VHS or DVD.

16th Annual ZNA Potomac Koi Show September 11 - 13, 2009 Meadowlark Botanical Gardens Vienna, VA

Friday: 12 noon - 4pm

Vendors open for business. (show registration will be taking place during the day)

Saturday: 9am - 5pm

Koi judging during the day along with informational seminars, raffles and auction. All vendors open for business.

Sunday: 10am - 3pm

Judges walk around in the morning, all vendors open for business, seminars, and raffle throughout the day.

There is no charge to attend the Koi show, and again this year Meadowlark will offer reduced admission to tour the 90 acres of gardens.

For more info : www.znapotomac.org or call 703-360-9142

CHECK IT OUT!!!

Check out the NCA website for the latest community news and information, such as:

- Community Links
- Downloadable Community Forms
- Updated policies, rules and architectural guidelines in Adobe format for easy printing / reading
- And much more...

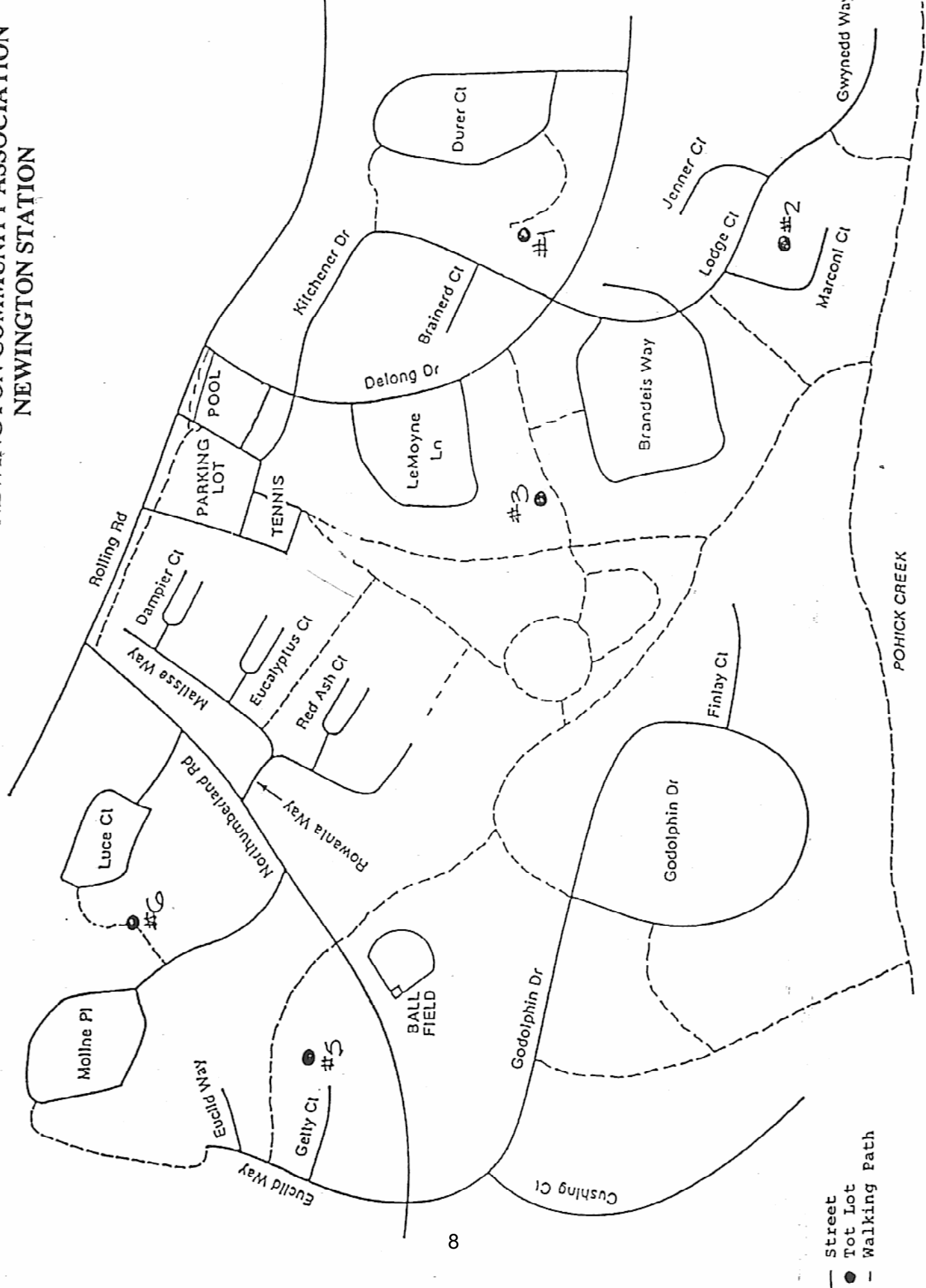
VISIT - www.newingtoncommunity.org

For comments/suggestions to the NCA website, please email webmaster@newingtoncommunity.org

Also, don't forget to add your email address to the **NCA Distribution List** for important community information and upcoming NCA activities.

EMAIL -
announcement@newingtoncommunity.org

NEWINGTON COMMUNITY ASSOCIATION NEWINGTON STATION



NEWINGTON COMMUNITY ASSOCIATION

*** At Newington Station ***

P.O. Box 351, Springfield, VA 22150

703-455-3606; Fax 703-455-0013; www.newingtoncommunity.org

EXTERIOR PROJECT REQUEST FORM

Submit form for any exterior addition, alteration, modification or change

Name: _____ Date: _____

Address: _____

Property Address: _____ Lot #: _____

Telephone #: Home: _____ Work: _____ Cell: _____

Owner's Signature (or authorized agent): _____

Type of Project (check one)

- | | | |
|--|---|---------------------------------------|
| <input type="radio"/> Addition | <input type="radio"/> Gutters/Downspouts | <input type="radio"/> Shutters |
| <input type="radio"/> Deck or Patio Enclosure | <input type="radio"/> Landscaping | <input type="radio"/> Siding |
| <input type="radio"/> Door | <input type="radio"/> Other | <input type="radio"/> Walkway |
| <input type="radio"/> Exterior Painting Project | <input type="radio"/> Roof | <input type="radio"/> Windows |
| <input type="radio"/> Fence | <input type="radio"/> Shed | |

Description of Above Project:

Colors _____ (sample required for all requests)

Size _____

Style _____ (pictures preferred)

Materials _____

Area of house/yard where project is being done. If necessary, include a sketch or site plan with home location and indicate where the alteration will be located on the property.

NOTE: Deck Projects/Additions - Neighbors must be informed. Provide plans that will be submitted for Fairfax County building permit.

Estimated Start Date: _____ Estimated Completion Date: _____

Consult NCA Architectural Standards for existing policies. Applicant is solely responsible for obtaining Fairfax County building permits and adhering to Fairfax County codes as they relate to drainage, etc.

Please mail this request to the above address. Enclose a stamped, self-addressed envelope. A copy of this request will be **returned to you within 30 days** of NCA receiving this form. Wait for a reply before buying materials or starting any project.

----- office use only -----

ARCHITECTURAL REVIEW ACTION

Advisory Committee:

Date received: _____

Date of action: _____

Holding for additional info.: _____

Forwarded date: _____

Recommendation: _____

Chairperson: _____

Comments: _____

Control Committee:

Date received: _____

Date of action: _____

Date returned: _____

Request is: Approved/Disapproved*


Comments: _____

(NCA Board President) (date)

(NCA Board Vice Pres.) (date)

(NCA Board Secretary) (date)

Newington Community Association September 2009

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1 Trash & recycling pickup	2 Yard Debris pickup* 7:00 pm NCA Board Mtg (pool house)**	3 White Goods Removal ¹	4 Trash & bulk pickup	5
6	7 LABOR DAY  <i>Pool closes at 8pm</i>	8 Trash & recycling pickup <i>1st Day of School</i> 	9 Yard Debris pickup*	10 White Goods Removal ¹	11 Trash & bulk pickup <i>Patriot Day</i> 	12 KOI show this weekend—see pg 6 for details...
13	14	15 Trash & recycling pickup <i>Newsletter Articles / Ads Due to CM</i>	16 Yard Debris pickup*	17 White Goods Removal ¹	18 Trash & bulk pickup	19
20	21	22 Trash & recycling pickup <i>Autumn Begins</i> 	23 Yard Debris pickup*	24 White Goods Removal ¹	25 Trash & bulk pickup	26
27	28	29 Trash & recycling pickup	30 Yard Debris pickup*			

* For Single Family Homes Only

**** Board meetings are open to all NCA residents.**

¹Contact American Disposal Customer Service at 703-368-0500 24 hours in advance of pick-up